

CAPE TOWN VILLAGE SOUTH SUBDIVISION

Meeting Minutes

March 25, 2017

at: Fellowship First Baptist Church
2735 High Ridge Blvd.
High Ridge, MO 63049

Meeting was called to order by trustee President Joe Stough at 3:00 PM. Also in attendance were trustees Jim O'Connor secretary, and Larry Krausz treasurer.

Joe thanked everyone for attending the meeting, and then asked for approval of the meeting minutes from the March 19, 2016 meeting, that were handed out when lot owners signed into the meeting. There was a motion to accept, seconded, and there was a vote that accepted those minutes as written.

Then Trustee Larry Krausz treasurer, was asked to give the Treasurer's report. He reported that all accounts were current, and we have \$23,640.92 in our account. Larry discussed an annual report from City & Village Tax Office that showed that during 2016, our gross income was \$168,608.71. And during 2016 we paid expenses of \$198,711.03, which included \$86,329.00 for street repairs.

Larry also reported that we paid \$54,104.19 to Waste Management to service the subdivision trash program. And we also paid \$16,695.29 to City & Village Tax Office for acting as our collection agent, disbursing agent, and accountant.

Larry also continued his report that \$12,920.59 was paid to Ameren for street lights. \$6,480.00 was paid to Rieger Landscaping for snow removal during the year 2016.

Larry reported that \$6,015.32 was spent to upgrade our subdivision street signs to Jefferson County code. \$3,710.00 was spent to maintain the creeks and culverts to prevent flooding. An additional \$3,030.00 was spent to maintain the storm sewer system, which included cleaning our storm sewer inlets. And \$3,200.00 was spent to maintain the common grounds of our subdivision.

Larry reported that since the indentures were amended he explained how several actions to collect past due assessments have been taken, including the filing of law suits against the most delinquent lot owners, to collect past due assessments. And we got judgments totaling \$43,720.95, and are now working to collect those judgments.

So far, we have actually collected \$18,681.66 on these delinquent accounts. Larry went on to explain our continuing effort to collect those delinquent accounts.

And Larry reported that as of March 20th, 2017, delinquent accounts owed \$96,960.35

Then Joe asked Trustee Jim O'Connor to give the Trustee's Report.

Jim reported that over the last year, they had completed collecting signatures that approved the amendment to our indentures, that allowed legal actions to collect past due assessments. Then reported actions taken to employ an attorney to collect those long past due assessments. We filed suit against 14 lot owners, and so far, thirteen of those accounts have led to either payment, or judgments. The 14th account has been continued. And now those thirteen accounts are either making payments, or we are working on garnishments.

We have begun collection efforts on an additional 18 accounts, and 30 day warning letters have gone out. He reminded that the cost of collection is added to the outstanding balance of each account.

Jim explained that during the effort to collect signatures to approve the assessment increase, to \$300.00 per year, most lot owners demanded that the past due assessments be collected, and they approved the assessment increase on the condition that the past due assessments be collected. And that with the approval of the amendment to our indentures, we are now able to do that. He then thanked the lot owners for making that possible by approving the indenture amendment.

It was reported that all operations of our subdivision have been successfully continued over the last year. And new projects like the replacement of the worst slabs of concrete by Boling Concrete, after they were the successful bidder, and providing a certificate of insurance.

It was reported that over the last year, the creeks were cleaned out to prevent blockage of culverts, and potential flooding. Storm sewer inlet boxes were cleaned out, and a discharge drain pipe was added to an existing trench drain across Forest Drive.

Street name signs were installed at the change overs at Belmont & Braintree, Belmont & Winthrop, and Winthrop & Cambridge to resolve delivery problems to homes in those areas.

A new street light was added at Somerville Spur and Hillsboro Valley Park Road. And work continues to install a new street light at Capetown Village Road and Belmont.

Your trustees have continued to coax lot owners to clean up their lots, and remove farm animals which are not allowed under our indentures.

It was reported that work continues on an effort to repave Capetown Village Road, and the difficulties that effort faces. The trustees hired Hillsboro Title Company to do a title report on that roadway. They found that our subdivision owns an easement across the land owned by Art's Self Storage and Ingargiola Development. Any repaving of this street will be in conjunction with those business owners. And the trustees will be working to resolve this issue.

The trustees contracted a company to remove brush along Capetown Village Road, as well as Woburn, and removed a dead tree at Belmont and Winthrop. And after the removal of the brush from Capetown Village Road, the trustees organized a volunteer effort to collect a very large quantity of trash from along that roadway.

Then it was reported that over the next year, the trustees intend to replace additional slabs of concrete and have a contractor stripe the fire lanes.

The subdivision's web site was reported on, and Jason Vrael was thanked for his tremendous effort to make that web site possible.

Then trustees Joe Stough and Larry Krausz were thanked for their many long hours spent to make our subdivision a better place to live.

And of course, without the cooperation of the lot owners, everything that your trustees have done would not be possible.

Next on the agenda was election of a trustee for a three year term. Since Joe Stough's two year term of office was expiring, which created the vacancy, again Joe Stough was nominated by Larry Krausz, and seconded by Jim O'Connor. There were no other nominations. Ballots were collected, and counted by Jason Vrael. Joe Stough was elected unanimously to a new three year term.

There was no old business reported.

Then Joe Stough talked about new business, and things that the trustees hope to achieve over the next year. And then, with no other business to discuss, Joe Stough adjourned the meeting.